

## Hope Valley Forum – Affordable Housing – 23<sup>rd</sup> March 2006

### Presentation 1: Peak District National Park Affordable Housing Policy

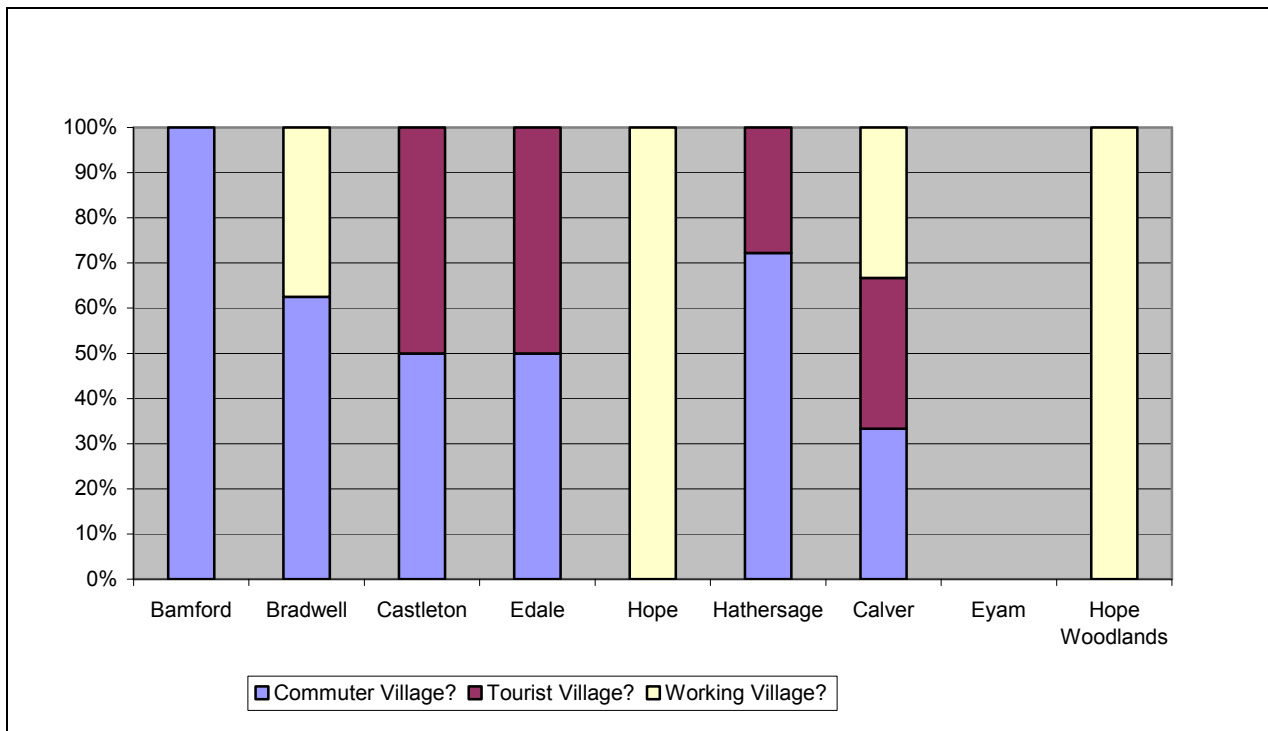
Brian Taylor Policy Planning Manager

### Presentation 2: Derbyshire Dales District Council and High Peak Borough Council

Robert Cogings

### Participative Session:

#### 1. Do you consider your village a

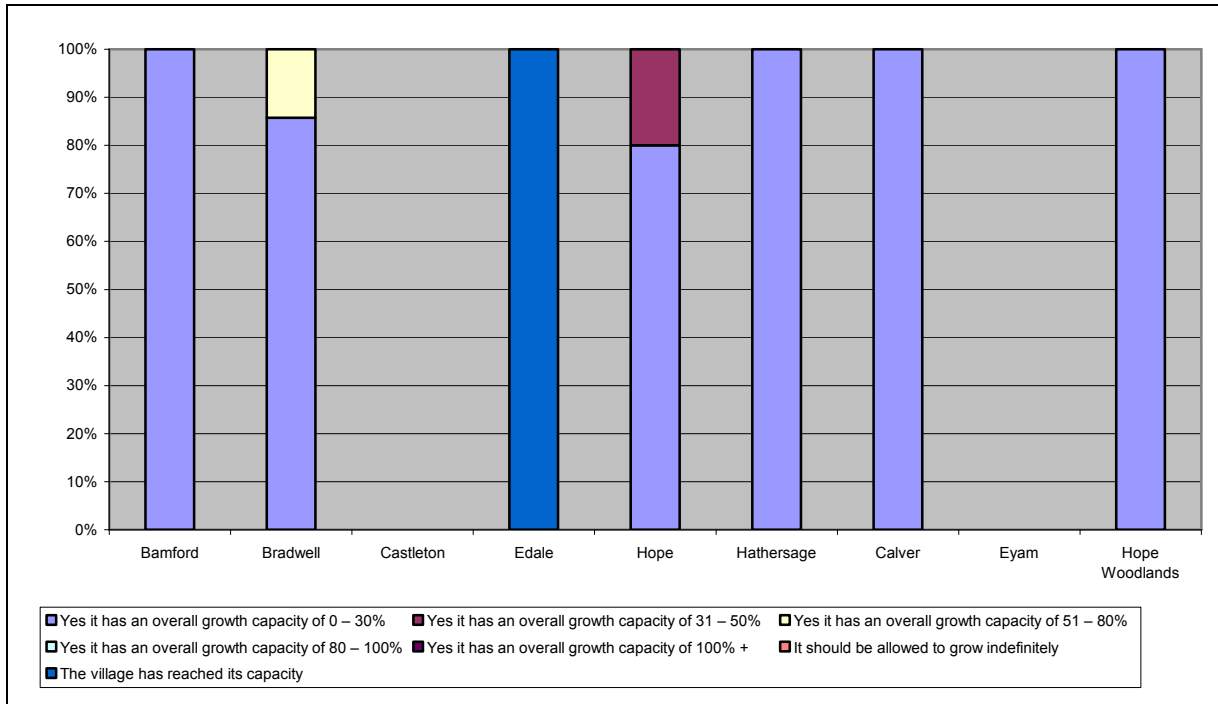


#### Comments:

Bamford	Question is too specific - Bamford / Thornhill is a complete mixture of all 3.
Bradwell	Please do not spoil the character or Bradwell Hills, its special identity is the narrow lanes that run past the cottages and emerge in unexpected places, this allows pedestrians to get easy access to the properties. If Cannon Street is closed with an over large development this will be the start of this area of Bradwell's loss of quiriness/identity. My ancestors lived in this area in the 1800's. I hope that my grandchildren and their grandchildren will be able to see this area with these lanes unchanged. 23/3/06 Bradwell Hills was closed off because of repairs this made access very difficult especially for postal deliveries.
Castleton	Far too many 2nd / holiday homes
Hope	<ol style="list-style-type: none"> <li>1. Hope really comes into the 3 categories + retirement group.</li> <li>2. It takes 3 villages to make 1 U12's football team. Castleton, Hope, Edale top up Bamfords U12's and then we have only just got enough to make 1 team. When the old die the houses go for 2nd homes. In Aston over 10% are holiday homes.</li> <li>3. It's all right for factories and Industrial Estate but locals are not welcome.</li> <li>4. Knock downs and rebuilds take homes out of affordability but are passed only too quickly. Many examples can be given.</li> </ol>

	<p>5. Has become a retirement complex &amp; 2nd home paradise. Born in the village, grown up now work but still no housing!</p> <p>6. Hope is a retirement home, no incentive to move to the village due to lack of affordable housing.</p>
Calver	All three apply
Eyam	All 3
Hope Woodlands	Remote scattered community

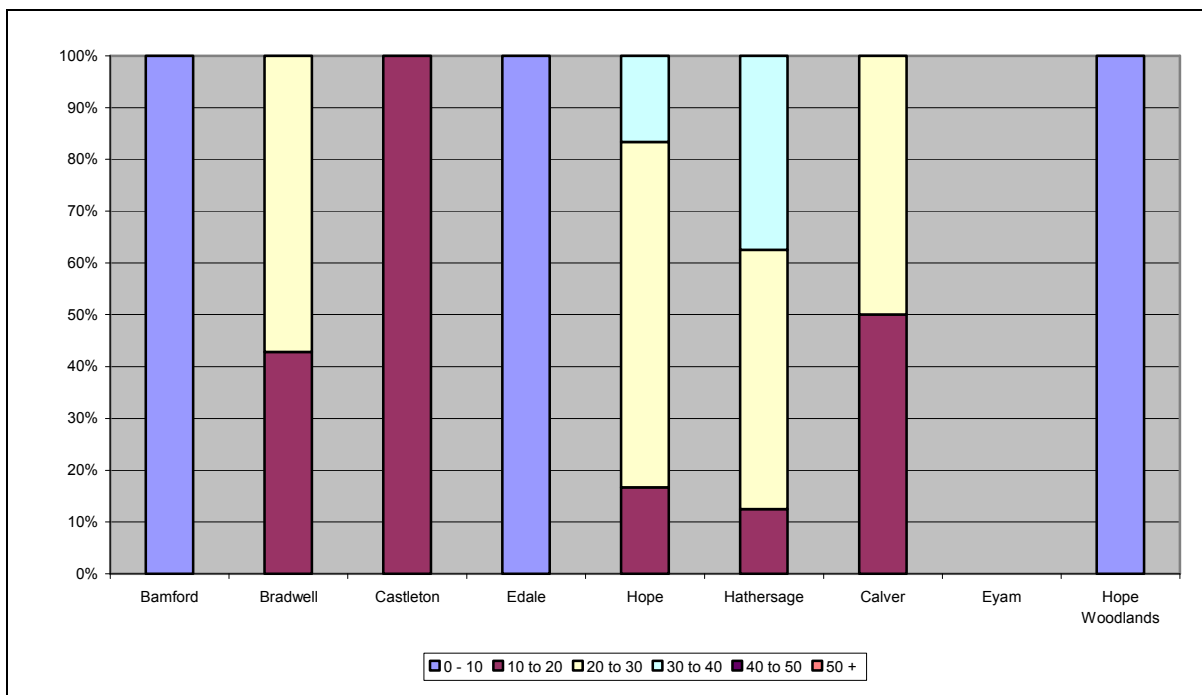
**2. Do you think your village has an overall capacity or should it be allowed to grow indefinitely?**



**Comments**

Edale	Unsightly agricultural buildings should be restored to full capacity to meet local housing needs but within strict guidelines
Hope	The village will become empty soon as more homes become second homes.
Hathersage	We need some proper sustainability (green) policies from Peak Park! Impact on local facilities like schools needs proper consideration
Calver	When we came to Calver 23 years ago, the local primary school had 90+ pupils, now it only has 50+. There has been no affordable housing in Calver during this time. Action needs to be taken to reverse this trend.
Eyam	The village should not be allowed to grow definitely
Hope Woodlands	Very large area, few properties - plenty of room

**3. How many new affordable houses do you think your village can accommodate overall?**



**Comments**

Castleton	Why not convert OAP's bungalows into 2 bed dwelling
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**4. What % of 1, 2 and 3 bedroom houses should there be in any affordable housing schemes?**

**Average % – 1 bedroom: 2 bedroom: 3 bedroom**

Bamford – 50:50:0

Bradwell – 27:36:38

Edale – 20:50:30

Hope – 25:34:41

Hathersage – 24:34:42

Calver – 20:45:35

Hope Woodlands – 45:45:10

	Bamford			Bradwell			Edale			Hope			Hathersage			Calver			Eyam			Hope Woodlands		
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3
10%				2						1			1											1
20%					1		1						2	1	1	2								
30%				2	3	2			1	4	3	1	1	1	1			1						
40%					1	2					1	3	1	3	3		1	1						
50%	1	1		1	2	2		1			1	1					1					1	1	
60%				1	1	2						1				1								
70%					1										1									
80%																								
90%																								
100%																								

**Comments**

Hope	Hope PC has been asked to do a housing survey for a Housing Association
Calver	Once the new survey is completed, then this needs to be taken into account!! Single

	people are discriminated against in the "points system" for affordable housing.
Hope Woodlands	Single bedroom sufficient for young person but maybe not for elderly.

**5. What would be the best % mix for new affordable housing schemes for houses?**

**Average % - Rent: Purchase: Part purchase**

Bradwell – 27:27:46

Edale – 80:0:20

Hope – 50:10:40

Hathersage – 20:20:60

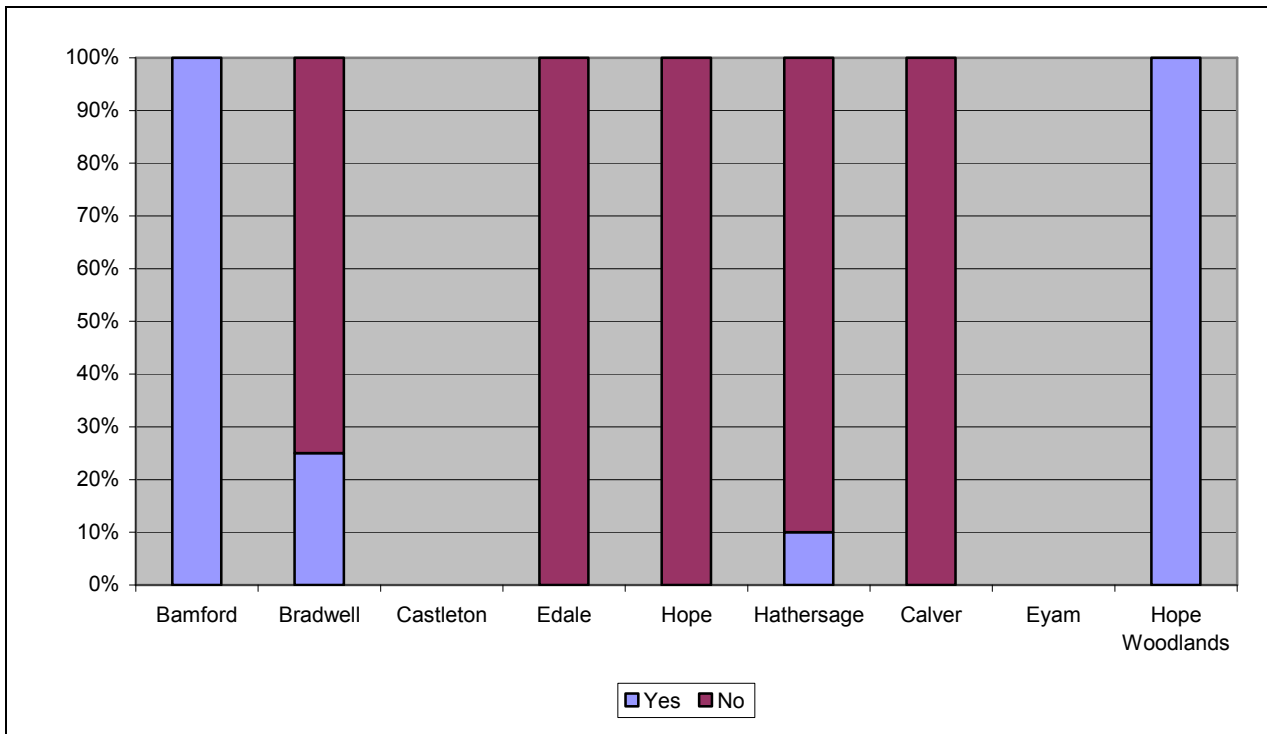
Calver – 24:33:43

	Bradwell			Edale			Hope			Hathersage			Calver		
	Rent	Purchase	Part purchase	Rent	Purchase	Part purchase	Rent	Purchase	Part purchase	Rent	Purchase	Part purchase	Rent	Purchase	Part purchase
10%		1								2	1				
20%	2		1			1		1		1		1			
30%										1	2	1	1	1	
40%	2	1								1				1	1
50%	2		4												1
60%		1										1			
70%												1			
80%			2	1				2				4			
90%			1												
100%			1				3								

**Comments**

Bamford	There are several houses to rent already. The best solution would be the cheapest option for the householder.
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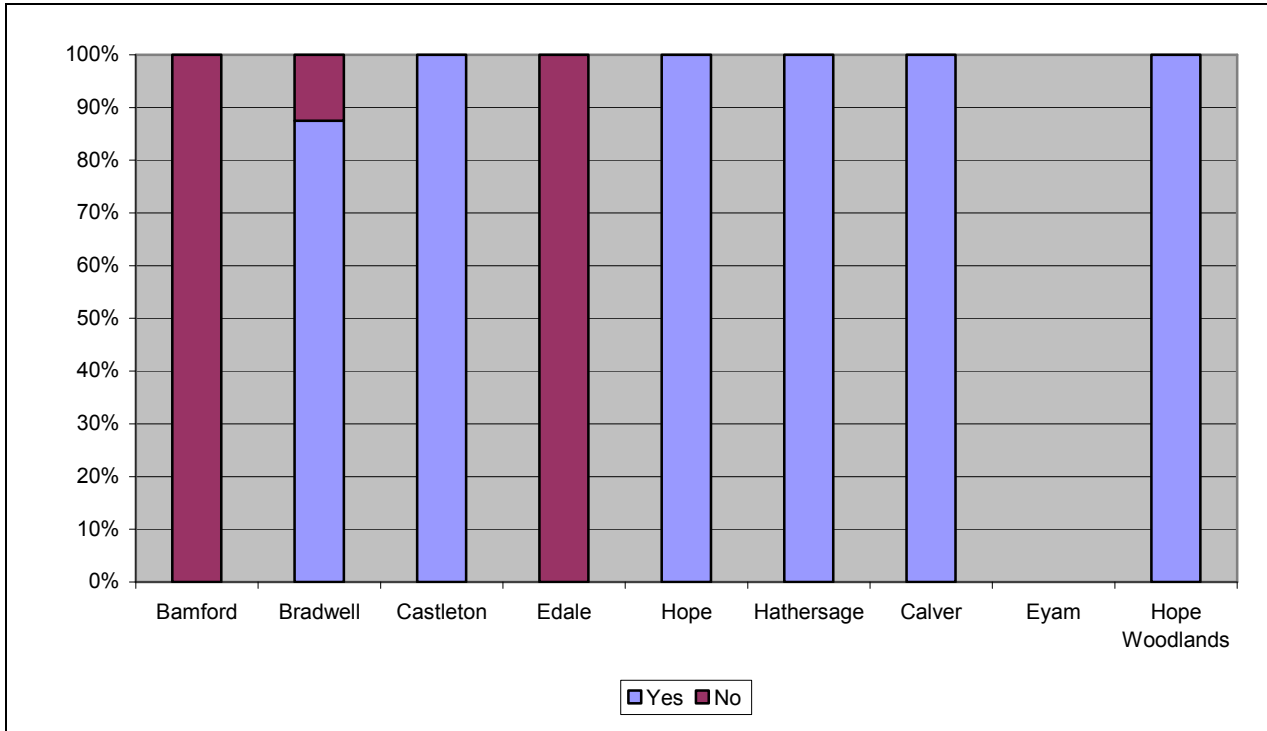
**6. Do you think Government money would be better-used buying existing properties from the open market to put to social use?**



**Comments**

Bamford	There are plenty of small houses that could be purchased by housing assocs. Also affordable housing that was built has been allowed back onto the open market.
Hope	1. On the whole no, but there could be special circumstances when it would be desirable. 2. Not at the taxpayers expense.
Calver	Not at market price!
Hope Woodlands	Holiday homes take property out of local use

**7. Would you be happy for local authorities to use compulsory purchase powers to acquire land if it led to good affordable housing for local people?**

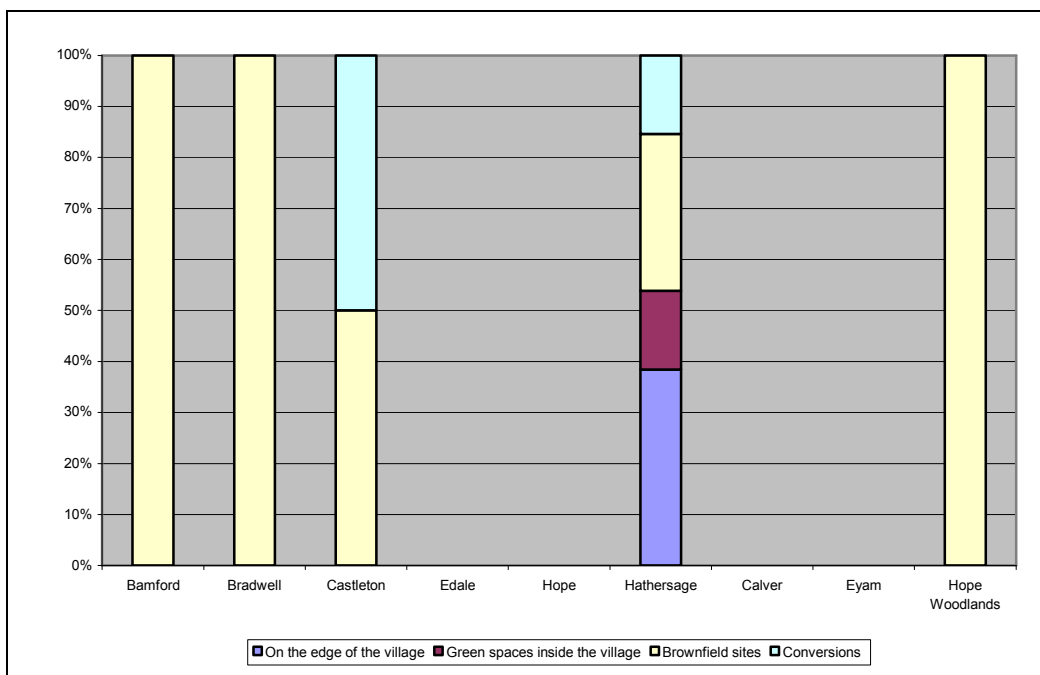


**Comments:**

Hope	Would need to be carefully exercised!
Hope Woodlands	Yes acquire land from Severn Trent water

**8. Where do you think are the best places to develop new locally needed housing?**

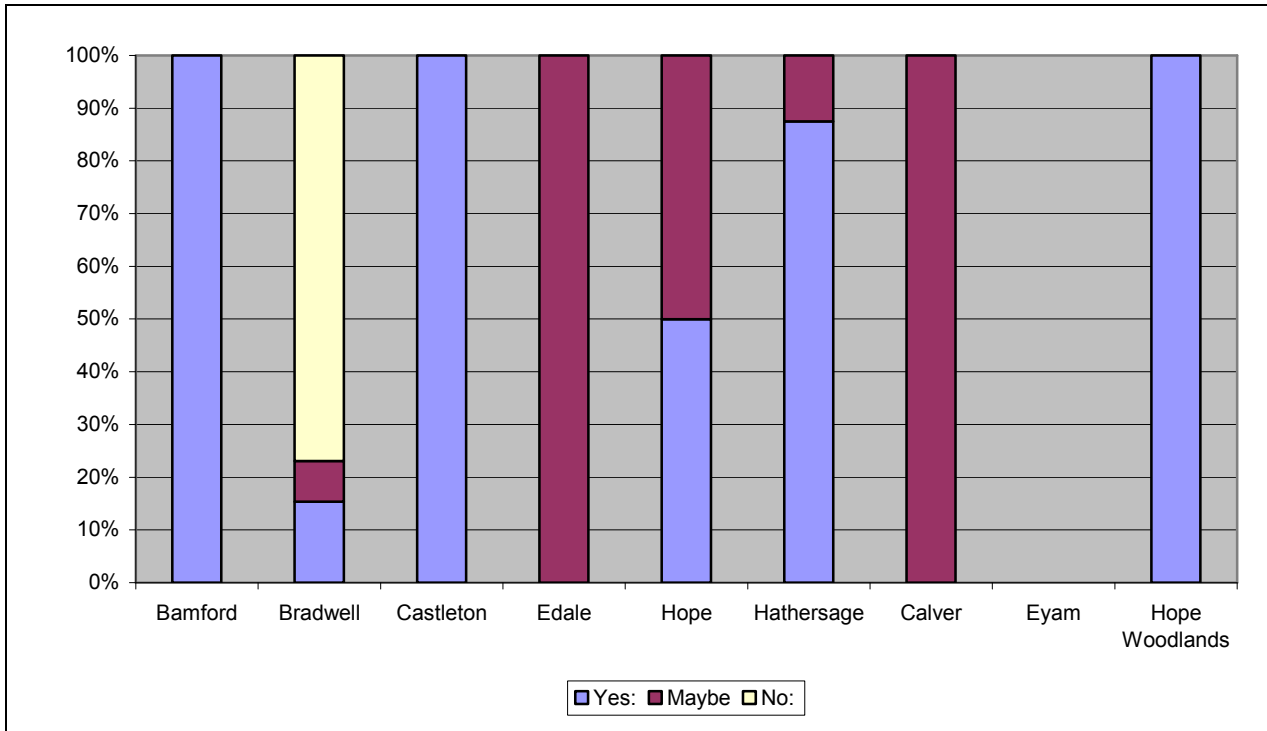
(Maps available on request from Mary Carr?)



**Comments**

Hope	If industrial areas are allowed then this area should also be acceptable for local housing.
Calver	No map available. Compulsory purchase of old, disused farm buildings. Infill spaces on edge of village. There are green spaces inside the village (e.g. land to the rear and side of Calver Methodist Church)
Hope Woodlands	Properties demolished around the reservoirs could be rebuilt

**9. Would you be happy for residents of nearby villages, who had greater need, to occupy new affordable housing in your village?**



**Comments**

Hope	As long as need is determined by local employment & local connection.
Calver	There has been no such housing for families or young people made available in the last 20 years. There is need within Calver village itself. Once this need is satisfied, then yes, open it up. The "adjoining village" policy is unfair. There are certain parishes that have not only had new affordable housing built in their parish but have also been entitled to housing in adjoining parishes.

**Open Questions**

**1. Are all households included in survey?**

20,000 postal surveys across the 2 districts; 2000 face to face interviews - will give representative survey. On parish surveys questionnaire goes to every household. Use consultants and should go out soon.

**2. 90% charged on second homes and holiday cottages – if extra 10% was added it would make a real diff to Council Tax.**

The Districts are involved in research about use of tax on second homes – government money is prescriptive but if no discounts were given the owners wouldn't register homes so would be no benefit at all.

Proportion of homes claiming is 90%. Comparing this with census data would be interesting to look at in terms of second/holiday homes

Across DD 3% is second homes; HP = 1.5% of housing stock. (Devon is 25% in some areas). Government tends to focus on the areas where % is higher. Rob to provide the info.

**3. *How fast are the proportion of second home ownerships growing? Rate seems to be increasing as census data out of date. If council get info via council tax, can that info be passed back to Parish Council so they have up to date info?***

People are paying. Empty properties pay 50%; after 6 months goes to 90%. Both councils have an empty props strategy and try to bring all back into use.

**4. *If empty prop taken over does it go through a housing association?***

Housing Association's can use empty props to produce units and they get grants towards it but v. expensive way of doing it as have to be bought at Market Value.

**5. *Why can't holiday homes be business rated (although recognise difficulty of defining)?***

Will get info.

**6. *What we have is young people being forced out and wealthy people buying houses and moving in. Affordable housing is not a long term solution – are we fighting against a tide – what is the answer?***

**7. *PDNPA have part of policy wrong – property developers can knockdown and rebuild a larger property (Parsons Lane and Bamford property) - policy shouldn't allow it.***

Majority of new build is focused on need, however there are cases where policy is subject to abuse. Should policy focus more on local need than open market?

PDNPA have recently won an award for our Affordable Housing work – seen as a leader in field so although there are problems and flaunting of policy still achieving a lot.

**8. *Everyone agrees with 0% growth in development, but to have this need 0% population growth***

Population in valley has changed incredibly with people moving out of urban areas, and a lot coming on the market has become holiday.

**9. *Young people can't afford homes when they first get married so have to move away from area to surrounding towns, then when can afford wish to move back in. Views?***

Issue with designated settlements. Small villages / hamlets can't have building in them as not designated. Members / audience want to get to a situation where people born in valley can continue to live here.

Returners – people moving out have often bought a house elsewhere and therefore are no longer technically in need. Looking at issue. Local qualification requires to have been a resident for 10 yrs or that lived, moved away and comeback allowing for a total of 10 years over a 20 year period.

Designated settlements – 63 within NP including Bakewell, Tideswell to much smaller settlements. Decisions made in terms of need and space in settlement to develop. Trying to consider roles of settlements in the list. List is being reviewed in association with plans review.

**10. High Peak Community Housing properties within public sector. Affordable housing is only affordable when in the rented sector. Should all new builds stay within this sector – policy change?**

Housing allocation is secondary to planning consideration. At Development Control regard has to be given to planning conditions. Housing allocations policy may fit, but NP conditions don't – need to resolve differences between policies. DC has no policy that prevents an existing homeowner join affordable list whatever existing equity they have – have to take into account of physical well being & health (private sector may not have suitable properties). Also need to consider key workers (health, education, etc) as can't afford to buy properties on salaries.

PDRHF – need space in policy for young people to return to their communities – about communities needing young people. Policies need to allow for a spectrum of housing of all prices and sizes. Need to allow people with equity or existing housing to invest in PD housing. A lot of housing already in the hand of local people. Almost impossible to draw up a policy that allows things to happen, but can still prevent abuse – extremely difficult to balance all factors but could start by allowing existing owners beyond park to have shared ownership within park

Should be some flexibility in designated settlements but have to draw the line somewhere